053.0	0001	0007.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card /	Total Parcel
APPRAISED:	603,300 /	603,300
USE VALUE:	603,300 /	603,300
ASSESSED:	603,300 /	603,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NL GROCERY I EXCHANGE LLC
Owner 2:	
Owner 3:	
Street 1:	2901 BUTTERFIELD RD
Street 2:	
Twn/City:	OAK BROOK
St/Prov:	IL Cntry: Own Occ: N
Postal:	60523 Type:

PREVIOUS OWNER

Owner 1:	ARLINGTON R.A. LLC -
Owner 2:	-
Street 1:	c/o WINSTANLEY ENTERPRISES LLC
Twn/City:	CONCORD
St/Prov:	MA Cntry:
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains .305 Sq. Ft. of land mainly classified as Parking Lot
filed both ways 76935:565
25,400- LCP Su

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	13289.000		18,600	584,700	603,300
Total Card	0.305		18,600	584,700	603,300
Total Parcel	0.305		18,600	584,700	603,300

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct: 36044

GIS Ref:

GIS Ref:

Insp Date: 02/03/09

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 053.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	337	FV		18600	13,289.	584,700	603,300		Year end	12/23/2021
2021	337	FV		18600	13,289.	574,700	593,300		Year End Roll	12/10/2020
2020	337	FV		18600	13,289.	564,800	583,400	583,400	Year End Roll	12/18/2019
2019	337	FV		19300	13,289.	531,600	550,900	550,900	Year End Roll	1/3/2019
2018	337	FV		19300	13,289.	465,100	484,400	484,400	Year End Roll	12/20/2017
2017	337	FV		19300	13,289.	365,400	384,700	384,700	Year End Roll	1/3/2017
2016	337	FV		19300	13,289.	365,400	384,700	384,700	Year End	1/4/2016
2015	337	FV		19900	13,289.	332,200	352,100	352,100	Year End Roll	12/11/2014

!4368!

PRINT

Date	Time
12/30/21	00:26:35

LAST REV

Date	Time
04/27/21	09:02:36
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4368

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON R.A.	1570-91	1	3/18/2021	Mult Lots	21,354,282	No	No		Filed both ways 77261:588
LCP SUPERMARKET	1569-27	1	2/10/2021	Partial Ints	1,355,233	No	No		LCP sold interest 8,114,164- Arlington R.A. LLC
RABB SIDNEY ETA	1234-11	1	2/27/2001	Partial Ints	8,139,564	No	No		
THE STOP & SHOP	12713-191		10/11/1974		99	No	No		12/21/1998 29551/417 Marbury Realty Trust-->
	12713-186		10/11/1974		56,000	No	No		N

USER DEFINED

Prior Id # 1:	36044
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2016	I & E Return	EMK	Ellen K
2/3/2009	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		13289	123,972	Sq. Ft.	Site		0	44.	1.00	CG									584,716						584,700	

Total AC/HA:	0.30507	Total SF/SM:	13289	Parcel LUC:	337	Parking Lot	Prime NB Desc	COMM GD	Total:	584,716	Spl Credit		Total:	584,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

STOP AND SHOP PARKING LOT FACTOR
W/54-3, LOTS10, 12 AND 15.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL

Totals		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 053.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	12000	A	AV	1995	1.92	T	19.2	337			18,600			18,600

More:	N	Total Yard Items:	18,600	Total Special Featues:		Total:	18,600